

Army Lodging Wellness Recommendation



Final Submittal - Hunter Army Airfield

March 17, 2004

3D/I

Hunter Army Airfield

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Introduction

Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Hunter Army Airfield Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including replacement/new construction and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

Methodology

Demand

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

Assessment

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for conformance to the Army Lodging functional standards. Facilities assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.
- The age, condition, and existing configuration of all of the existing Lodging buildings support a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria have a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Due to the consistently high level of CNAs registered and the future lodging demand forecasted for this installation, we recommend the number of rooms provided by the “80% of Annual Official Demand” criterion. Using this criterion, we expect an average occupancy of 82%, and 80% of the official demand is met.

Room Count and Mix Recommendation

46 rooms

Proposed room mix:

- 20 standard guest rooms;
- 13 extended-stay guest rooms offering a kitchenette;
- 13 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Lodging Summary

The following Lodging for Hunter Army Airfield is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
Wellness Recommendation based on Demand Analysis									
						46	20	13	13
Existing Lodging Facilities									
6005	24		8	16		0			
6010	18	2		16		0			
Totals	42	2	8	32	0	0	0	0	0
New Proposed Lodging Facility									
						46	20	13	13
Total Lodging Rooms									
						46	20	13	13

Summary of Room Count and Mix based on Configuration

- 46 rooms
 - 20 standard guest rooms;
 - 13 extended-stay guest rooms offering a kitchenette;
 - 13 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units						Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Upgrade Renovation Cost**	Renovation Cost***	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Condition Analysis / Upgrade Renovation Cost	New Construction Cost
Existing Lodging Facilities										
6005	24	****		\$ 1,987,788	\$ 2,871,706	69.22%	0			
6010	18	****		\$ 1,762,780	\$ 3,148,197	55.99%	0			
Totals	42	\$ -		\$ 3,750,568	\$ 6,019,903		0	\$ -	\$ -	
New Proposed Lodging Facility										
							46	\$ 5,498,245		\$ 5,498,245
Total										
							46	\$ 5,498,245	\$ -	\$ 5,498,245

- * The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.
 ** The Upgrade Renovation Cost includes Condition Assessment items and Upgrade Renovation Cost to meet Army Lodging Standards.
 *** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed new construction costs on-post. The new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	New Building
Cost per Room at Hunter Army Airfield	\$ 72.24
Off Post Cost per Room	\$ 64.86
Difference between On-Post and Off-Post Lodging per room	\$ (7.38)
% Savings of On-Post to Off-Post Lodging	-11.4%

The Cost Per Room at Hunter Army Airfield is based on:
 Renovation / New Construction Cost w/ inflation to FY 08
 Current Operating Cost w/ inflation to FY 08
 Cap Ex Cost
 Capital Assessment Cost to FY 08
 Off Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference and availability of off-post lodging, it is our recommendation that the Army use off-post lodging to support the determined demand requirement in lieu of constructing a new Lodging facility at Hunter Army Airfield.

Recommendations / Conclusions

The Wellness Recommendation for Hunter Army Airfield is to remove the existing Lodging facilities that do not meet condition and functional requirements based on cost from the Lodging inventory, and use off-post lodging to support the demand requirements. A synopsis of recommended building actions follows

- Remove all existing Lodging buildings from the Lodging inventory due to the condition of existing building systems and/or the cost to renovate to meet Army functional criteria.

Section 2

Lodging Master Plan



Installation Summary

Hunter Army Airfield, located in eastern Georgia and part of the Fort Stewart and Fort Hunter complex, is home to the largest helicopter unit in the Coast Guard. The installation also houses several major tenants including the 3rd Infantry Division, the 603rd Aviation Support Battalion, the 1st Battalion, and the 75th Ranger Regiment.

The Hunter Army Airfield Installation Guide, completed in 2001, incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses and were incorporated into the recommendations of the Lodging Wellness Plan.

The character of Hunter Army Airfield has been enhanced through the use of brick, and stucco. Medium sloped standing seam metal roofs, red brick, varying tones of stucco and EIFS, and small window and exterior openings are present, often shaded by overhangs or balconies. Low building masses exemplify the desired architecture of the installation.

Master Plan Summary

Lodging facilities at Hunter Army Airfield were constructed in 1959 and are located in the northeast area of the installation. A thorough condition and functional assessment of the existing buildings noted significant deficiencies. Additionally, renovation of these buildings to the new Lodging standards and building configuration design is not viable within the 50% threshold. The primary Lodging area is located in close proximity to the community facilities.

The Wellness Recommendation for Hunter Army Airfield is to use off-post Lodging in lieu of new construction due to the cost savings and availability of local hotels. Additionally, a new privatized hotel has been recently constructed on the installation, but is not included in our inventory.

For our analysis, a 46 room Lodging floor plan was developed to replace all of the existing Lodging buildings into a new Lodging facility .

Existing Lodging Summary



Building 6005

Building 6005, constructed in 1959, is a 2-story brick facility housing 16 family suites and 8 extended stay guest rooms. Although this facility was renovated in 1981, it does not meet Lodging size requirements or provide appropriate support spaces. Based on the use of concrete masonry unit interior partitions, this building cannot be reconfigured without significant reconstruction. To renovate Building 6005 to the new standards and configuration will exceed 50% of the replacement cost.

Our recommendation is to remove building 6005 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Hunter Army Airfield Wellness Solution and Lodging Master Plan.



Building 6010

Building 6010, constructed in 1959, is a 2-story brick facility housing 16 family suites and 2 extended stay guest rooms. This facility is the main Lodging Facility on the installation. Although this facility was renovated in 1981, the building does not meet Lodging size requirements or provide appropriate support spaces. Based on the use of concrete masonry unit interior partitions, this building cannot be reconfigured without significant reconstruction. To renovate Building 6010 to the new standards and configuration will exceed 50% of the replacement cost.

Our recommendation is to remove building 6010 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Hunter Army Airfield Wellness Solution and Lodging Master Plan.

New Lodging Building

The proposed replacement/new Lodging floor plan developed for our analysis includes 46 rooms; 20 standard guest rooms, 13 extended stay rooms, and 13 family suites. The lobby and back-of-the-house spaces are sized for the 46 total Lodging rooms.

An appropriate site for a new Lodging facility at Hunter Army Airfield was not selected by the installation. A generic floor plan has been developed, though, to indicate requirements to meet the demand. If a new Lodging building is developed for Hunter Army Airfield, the recommended building construction is steel frame with CMU infill walls, sloped standing seam metal roof, and a brick and stucco exterior veneer. The architectural guidance for Hunter Army Airfield is very specific and is incorporated into the cost of the new facility.

The mass, scale and texture of the proposed building is critical. Based on the number of required rooms, the recommendation of this plan would be to provide varying roof levels to promote interest and character. The core would maintain a two-story height compatible with surrounding facilities on the installation. The wings would taper to one story providing a pedestrian scale for the families, and a single story covered drop-off area would emphasize the front façade of the facility.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Total Area including 9% Add On Factor (does not include Outside Areas)*			32679.29	34761
Public Areas			8716	9747
Exterior Entrance	N/A	N/A		0
Vestibule	1	1	0	0
Lobby (includes vestibule)	1	300-500	300-500	1051
Front Desk	2 station	100	100	100
Bell Cart Station	2	12	24	49
Breakfast Bar (Seat/Svc) - min.	1	550	550	614
Passenger Elevators	1	64	128	128
Stairs	2	230	920	926
Public Corridors	0	0	5700	5271
Public Telephone Area	2	6	12	35
Vending - Full Service	1	70	70	200
Vending - Ice Only	1	30	30	110
Women - Lobby	1	100	100	240
Men - Lobby	1	100	100	240
Multi-Purpose Room - (250 s.f. min.)	1	250	250	268
Study Rooms (1 per 25 ext stay units)	0	250	0	0
Guest Laundries (2 sets w/d per 75 units)	1	192	192	282
Gear Wash Rooms - (170 s.f. min.)	0	170	0	0
Guest Bulk Storage (1 per 4 family suites)	1	25 ea. 40 w/circ.	40	233
Guest Rooms	46		15750	15750
Guest Room - Standard	20	300	6000	6000
Guest Room - Ext. Stay	13	300	3900	3900
Guest Room - Family Suites	13	450	5850	5850
Back-of-House Areas			5515	6097
Manager's Office	1	180	180	180
Assistant Manager Offices	1	120	120	121
Front Office Manager	1	100	100	101
Admin. Offices	2 staff	200-250	200-250	299
Cash Room	1	50	50	85
Luggage Storage	0	0	0	0
Admin. Conference Room	1	250	250	268
Housekeeping Office	1	120	120	121
Dirty/Clean Linen Storage	0	50	0	0
In-House Laundry - (500 s.f. minimum)	1	500	500	501
Receiving Office	1	75	75	78
Maintenance Area	1	100	100	100
Kitchen Prep Room	1	150	150	167
Break Room	1	140	140	141
Staff Toilet - Men	0	0	0	0
Staff Toilet - Women	1	0	0	142
Access Corridor	0	0	900	767
Receiving -min.	1	150	150	157
Housekeeping Rooms	1 per 15 units	128	512	557
Service Elevator	1	80	160	170
Data/Commo Room	1	100	100	102
Switch Closets	1	16	16	81
Janitor Closet	1	50	50	58
Mechanical Room	0	0	368	389
General Storage Room - (500 s.f. min.)	1	500	500	527
Bulk Storage Room - (500 s.f. min.)	1	500	500	754
Electrical Room	1	140	140	146
Elevator Equipment Room	1	84	84	85
Exterior			400	
Playground (Outdoor)	1	0	0	0
Grounds Maintenance	1	400	400	0
* Add on factor to cover s.f. for partitions and any space not included in numbers above.				

Cost Summary

The New Construction Cost: \$5,498,245

- The cost is for a building of 46 rooms.
- All costs are adjusted by the Area Cost Factor of 93% for Hunter Air Field, GA.

Cost Analysis

Summary of Project Replacement Cost (based on 34,917 s.f.)

CSI	Percent	Amount
02 Site Work	3.95%	\$146,603.81
Parking Lots		\$36,046.80
Site Earthwork		\$110,557.01
03 Concrete	16.60%	\$616,513.74
Floor Construction		\$364,158.24
Slab on Grade		\$81,840.00
Stair Construction		\$6,835.50
Standard Foundations		\$163,680.00
04 Masonry	5.31%	\$197,345.81
Exterior Walls		\$197,345.81
07 Thermal & Moisture Protection	7.68%	\$285,067.67
Roof Construction		\$83,972.39
Roof Coverings		\$201,095.28
08 Doors & Windows	7.18%	\$266,546.37
Exterior Doors		\$13,179.03
Exterior Windows		\$208,320.00
Interior Doors		\$45,047.34
09 Finishes	15.93%	\$591,730.88
Ceiling Finishes		\$170,835.11
Floor Finishes		\$198,308.85
Partitions		\$126,942.74
Wall Finishes		\$95,644.18
11 Equipment	2.71%	\$100,472.09
Commercial Equipment		\$14,066.25
Other Equipment		\$86,405.84
13 Special Construction	5.31%	\$197,070.72
Communications & Security		\$88,714.56
Sprinklers		\$108,356.16

14 Conveying Systems	5.38%	\$199,764.00
Elevators and Lifts		\$199,764.00
15 Mechanical	16.07%	\$596,799.60
Cooling Generating Systems		\$261,888.00
Domestic Water Dist		\$90,396.00
Plumbing Fixtures		\$244,515.60
16 Electrical	7.70%	\$285,835.50
Electrical Service & Distribution		\$283,794.15
Site Lighting		\$2,041.35
19 FF&E	6.19%	\$230,000.00
Interior FF&E allowance		\$230,000.00
Total Raw Cost	100.00%	\$3,713,750.19

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$20,425.63
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$371,375.02
Total Additional Hard Cost		\$391,800.64

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$205,277.54
SIOH Conus	6.50%	\$280,203.84
Design	10.00%	\$410,555.08
08 MYr Inflation Fct	9.93%	\$496,657.62
Total Soft Cost		\$1,392,694.09
Total Project Cost for Replacement		\$5,498,244.92

INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-2) HERE

INSERT PROPOSED LODGING SITE REQUIREMENTS HERE

Overview

Section 3 Demand Analysis

Hunter Army Airfield, part of the Fort Stewart and Fort Hunter complex, is home of the largest helicopter unit in the Coast Guard: the U.S. Coast Guard Station. The installation also houses several major tenants including the 3rd Infantry Division, the 603rd Aviation Support Battalion, the 1st Battalion, and the 75th Ranger Regiment.

The population at Hunter Air Field has grown moderately over the past five years, increasing from 4,842 in FY98 to 5,333 in FY02. The majority of the expansion has occurred within the Department of Defense personnel classification. The installation expects the population to remain near this level through the near term, with a forecast of 5,241 persons by FY04 and annually thereafter.

In FY02, Hunter Army Airfield's lodging demand was comprised of 39% Temporary Duty (TDY) personnel, 26% Permanent Change of Station (PCS) and 35% unofficial travelers. Unofficial demand is not used in the calculation of recommended room inventory.

The table below describes Hunter Army Airfield's official demand population.

Hunter Army Airfield Official Market Demand Analysis		
	TDY	PCS
Total Demand:	39%	26%
Market Segmentation:		
Individuals	100%	< 10%
Families	0%	> 90%
Average Length of Stay (Days):		
14 days or less	70% (2 days)	30% (7 days)
More than 14 days	30% (15 days)	70% (25 days)

Source: Hunter Army Airfield Lodging Administration, compiled by HVS International

On Post Inventory

Hunter Army Airfield has 42 rooms in its current lodging inventory.

Demand and Utilization

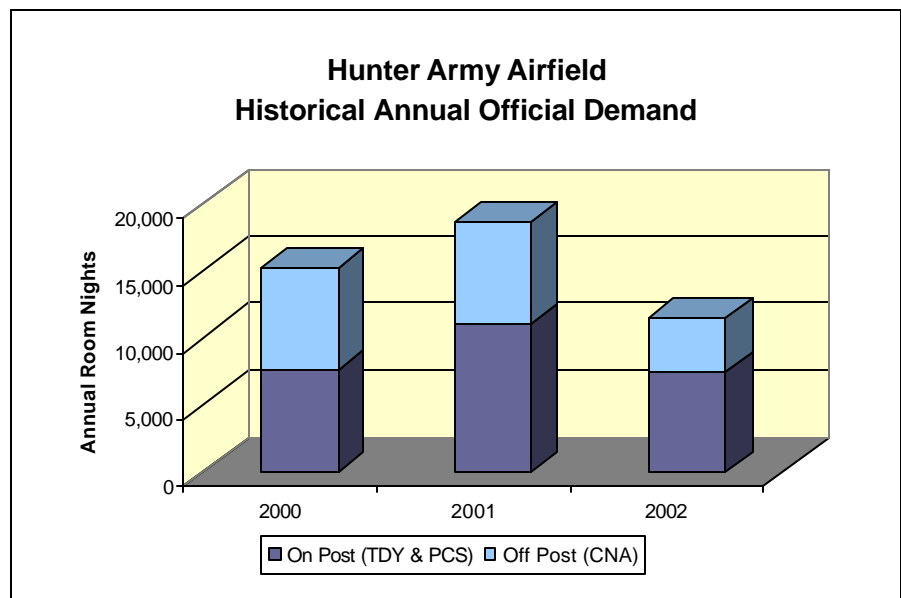
Data Summary

Official demand, including Certificates of Non-Availability (CNAs), totaled 11,370 room nights in FY02, down from 18,665 in FY01 and 15,303 room nights in FY00. Of the total FY02 figure, 4,489 room nights represented demand from the TDY segment, down from 6,591 during FY01. In FY02, total official demand averaged 31 room nights per day.

Following the same trend, PCS demand decreased from 4,486 room nights in FY01 to 2,998 room nights in FY02. The declines were relatively consistent from month to month.

Hunter Army Airfield issued 7,665 CNAs in FY00; 7,588 in FY01 and 3,883 in FY02. The decrease in CNA activity between FY01 and FY02 was due to decrease in overall demand at the installation.

The following chart summarizes Hunter Army Airfield's historical data; it identifies annual official demand both on and off post.

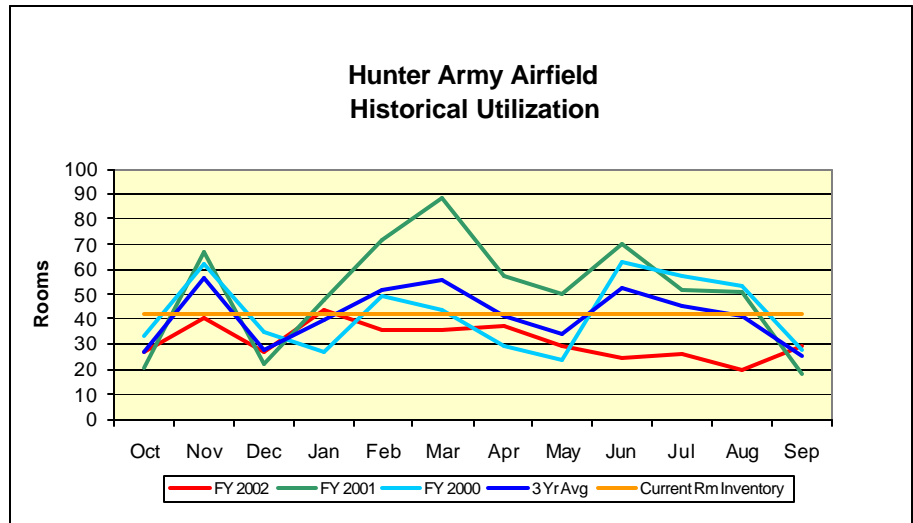


Source: Hunter Army Airfield Lodging Administration, compiled by HVS International

Lodging occupancy at Hunter Army Airfield decreased from 94.3% in FY00 to 82.5% in FY01. Occupancy increased to 87.0% in FY02 due to a reduction in reported room inventory (rather than an increase in demand).

Based on historical data, total official demand recently declined after a peak in FY01. Occupancy trends returned to the upper 80% percent range, due primarily to the previously noted change in inventory.

The following chart summarizes Hunter Army Airfield's historical utilization data by month.



Source: Hunter Army Airfield Lodging Administration, compiled by HVS International

Monthly variances between years reflect the high in FY01 period, particularly February through May. Declining demand trends in FY02 are also evident; consistently lower demand was registered during February, March, and June through August.

Seasonality

The records indicate some seasonality to Hunter Army Airfield's Lodging demand. Class activity and training sessions are heightened in November, March, and June. These peak months contrast with the lower demand in December, May, and September.

Factors Influencing Demand

Hunter Army Airfield is expected to have 776 houses added to its existing inventory of 3,703 houses by 2008. Since higher levels of PCS demand are expected following this increase, we have considered it in our recommended room count.

Lodging management does not expect any other changes in mission, schedule, or other known factors that would cause significant changes to future lodging demand patterns.

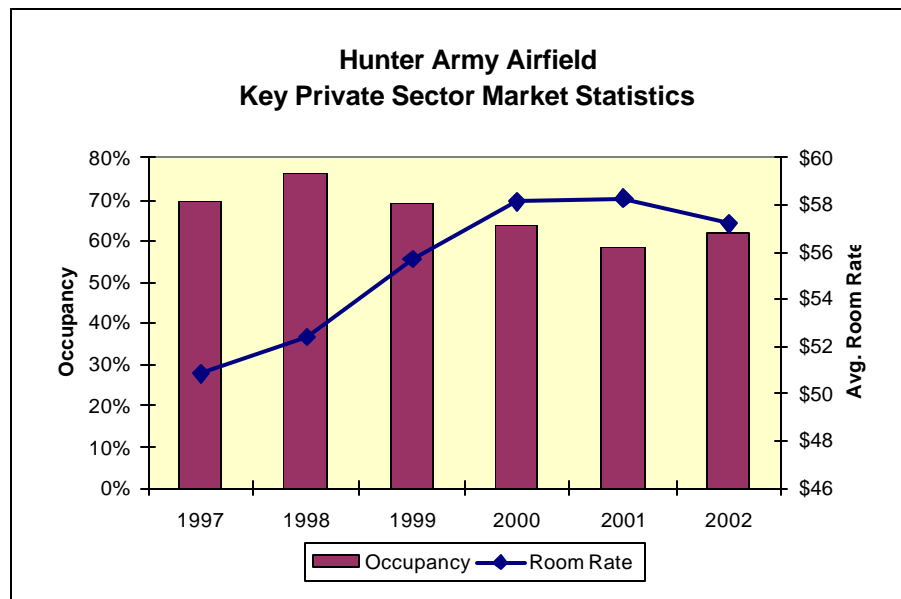
Private Market Capability

Hunter Army Airfield provides a referral list of nine area hotels inclusive of 753 rooms within a 30-minute rush-hour driving time radius of the installation. These hotels range in size from 51 rooms to 154 rooms. The private market hotels represent a wide range of facilities affiliated with recognizable brand names including La Quinta, Best Western, and Days Inn. In addition, the 75-room "Landmark Inn at Hunter Army Airfield" has just opened on the installation.

Generally, Hunter Army Airfield private area accommodations are readily available to installation users. There is no strong corporate or tourism activity in the area that would consistently cause all guest rooms in the market to sell out.

Room rates within the private market generally range from \$50 to \$75. The rounded, weighted average rate offered by hotels to government travelers on the referral list was \$59; this is considered to be the actual government rate paid. The rounded, market average rate reported by Smith Travel Research was slightly lower at \$57 for calendar 2002. Rates have grown slowly and consistently in recent years and are expected to continue this trend through the near term.

The FY02 off post lodging per diem rate was \$89, significantly higher than the rates offered by referral hotels. Because of readily available rooms at the lower weighted average rate, our quantitative analysis uses a room rate of \$59.



Source: Smith Travel Research

Demand Requirement Determination

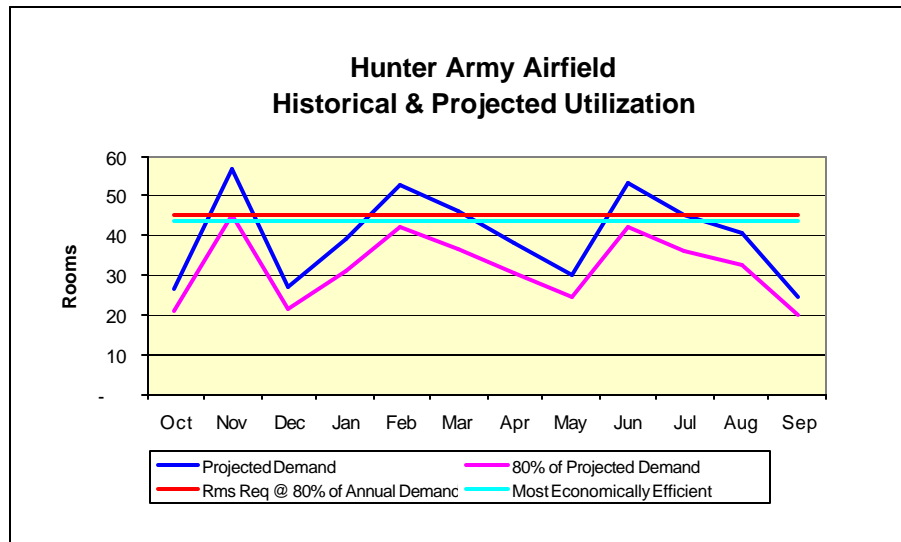
Complete data pertaining to the last three years was available for Hunter Army Airfield; therefore, we used this time frame as a basis for demand projections. No historical Lodging data for FY98 and FY99 was provided for our review.

The normalization process eliminated monthly demand variances that were 20% greater or 20% less than average demand for FY00 through FY02. Variances greater or less than 20% of the average are atypical and unlikely to recur. For Hunter Army Airfield, normalization resulted in decreases in FY00 and FY01 by roughly 805 and 1,841 room nights, respectively, and an increase in FY02 by 1,698 room nights.

The Core Lodging Requirement objective is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms required on an annualized basis is 46, and this generates an occupancy level of 82%. As implied by the criterion, at least 80% of the official demand is met each month. On an annual basis, 91% of the official demand is met.

Another method to determine the number of rooms to be provided at the installation applies the “Most Economically Efficient” criterion. This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium for Hunter Army Airfield is 44 rooms. With an inventory of 44 rooms, the expected occupancy is 82% and 91% of the official demand is met.

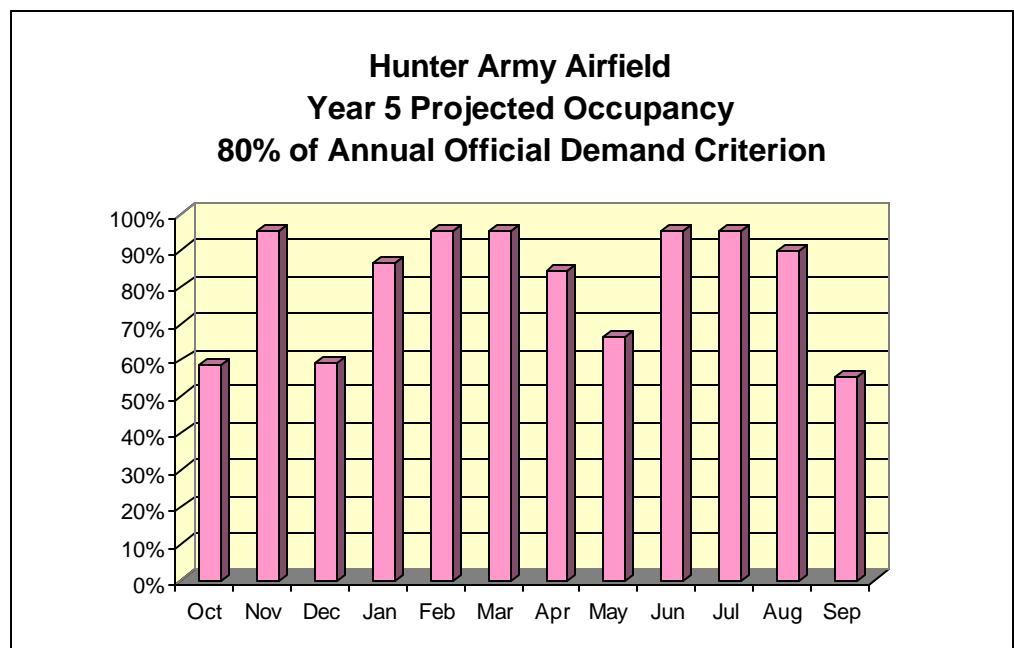
The chart below compares the alternatives to room inventory to projected demand.



Source: Hunter Army Airfield Lodging Administration and HVS International

Due to the consistently high level of CNAs registered and the future lodging demand forecasted for this installation, we recommend the number of rooms provided by the “80% of Annual Official Demand” criterion, or 46 units. Hunter Army Airfield’s projected FY08 Average Daily Rate is \$57.95, based on projected operating costs and exclusive of Wellness recommended capital improvement costs.

The chart below presents the expected occupancy percentage on a monthly basis.



Source: HVS International

Using the “80% of Annual Official Demand” criterion, the average occupancy is 82%, and at least 80% of the official demand is met each month. On a monthly basis, occupancy varies from a low of 55% in September to 95% in November, February, March, June, and July.

Summary and Recommendation

- Hunter Army Airfield's population expanded to over 5,300 personnel in FY02; the installation forecasts activity will remain strong with a stabilized population near 5,200 in FY04 and beyond
- The local private sector lodging market is reportedly stable and has the capacity to house personnel off-post; moreover, reported room rates are reasonable when compared to the per diem rate
- Official demand declined in FY02, but CNAs are consistently high and reflect a need for additional lodging on post
- Providing a room inventory equal to 46 units will generate an annual occupancy of 82%.

Room Count and Mix Recommendation

- 46 rooms
- Proposed room mix:
 - 20 standard guest rooms
 - 13 extended-stay guest rooms offering a kitchenette
 - 13 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

Each Lodging facility is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
 - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
 - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
 - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.



*Building 6005
525 Leonard Neal Street
Hunter Army Airfield, Ga. 31409*

Building 6005

Building 6005, constructed in 1959, is a 2-story brick facility housing 16 family suites and 8 extended stay guest rooms. Although this facility was renovated in 1981, it does not meet Lodging size requirements or provide appropriate support spaces. Based on the use of concrete masonry unit interior partitions, this building cannot be reconfigured without significant reconstruction. To renovate Building 6005 to the new standards and configuration will exceed 50% of the replacement cost.

Our recommendation is to remove building 6005 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Hunter Army Airfield Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement and renovation cost models are based on 32 standard stay rooms, 0 extended stay rooms and 4 family suites.
- The renovation plan uses the existing building foot print with the plan reworked to meet current lodging size requirements.
- The replacement and renovation cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.
- All costs are adjusted by the Area Cost Factor of 93% for Hunter Air Field, GA.

Cost Analysis

• Renovation Cost	\$1,987,788
• Replacement Cost	\$2,871,706
• Renovation to Replacement Cost Ratio	69.22%

Because the Renovation to Replacement Cost Ratio is greater than 50.00%, renovation of Building 6005 is not recommended.



Building 6005
Rear view

Attributes

01.Number of Units Constructed	24
02.Number of Units Used	24
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	8
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	16
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	8
12.Operating as Family Suite	16
13.Renovated to Standard	32
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	4
16.Delta renovation	12
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	Yes



Building 6005
Typical guest bedroom

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods, installed in 1998, consist of a headboard, night stand, dresser, easy chair, fabric covered side chair, desk, and entertainment unit. The soft goods, also installed in 1998, consist of drapes and shear drapes on the windows, TV, mattress and box springs and bed coverings. Multi-room units have a small kitchen which includes a two burner electric stove top. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is composed of a concrete perimeter grade beam and poured piers on compacted soil, original to construction. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The first floor is concrete slab on grade and a second floor concrete deck in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floor construction is a concrete slab on grade with a second floor concrete deck, original to construction.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof structure is a low sloped concrete deck supported by the concrete superstructure. The system is original to construction and is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer over concrete block with a concrete superstructure. The system, original to construction, is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are a double glazed, high efficiency casement model installed in 2003, and are in like new condition.
- Recommendation: No corrective action required.



Building 6005
Typical guest bathroom

Exterior Doors

- Analysis: The exterior doors are steel in a steel frame, installed in 1981, and are in poor condition.
- Recommendation: Replace the exterior doors.

Roofing

Roof Coverings

- Analysis: The roof covering is a mastic and rolled built up roof system, installed in 1981, and is in poor condition.
- Recommendation: Replace the roof system.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors in a steel frame with electronic locks, installed in 1999. The doors are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are concrete and steel with steel handrails, original to construction. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes area combination of vinyl wall covering in the bedrooms and living area and ceramic tile in the bathrooms, installed within the last ten years. The vinyl wall covering is in poor fair condition.
- Recommendation: Replace the vinyl wall covering.

Floor Finishes

- Analysis: The floor finishes consist of carpet in the common areas and guest rooms and ceramic tile in the bathrooms. The carpet was replaced in early 2004 and tile in 1989. The carpet is in new condition and the tile in fair condition.
- Recommendation: Replace the ceramic tile and the carpet. The carpet will be 4 1/2 years old by mid 2008, and is called out for replacement since the Cap Ex Schedule shows a 5 year replacement cycle for carpet.

Ceiling Finishes

- Analysis: Ceiling finishes are suspended acoustic tile and grid in the common areas and guest rooms. The system, installed in the early 1990's, is in fair condition.

- Recommendation: Replace the acoustic tile in the common areas. Remove acoustic tile in the guest rooms and texture and paint the ceilings to meet CFSC standards.

Plumbing

Plumbing Fixtures

- Analysis: The guest bathrooms have a sink with vanity, floor mounted water closet and a shower, all installed in 1981. The fixtures are in fair condition.
- Recommendation: Replace all fixtures and add bathtubs to meet CFSC standards.

Domestic Water Distribution

- Analysis: Domestic hot water is provided by a fuel oil powered boiler located at the Officers club adjacent to the building. The system was installed in 1981, and is in poor condition. The in-wall piping is original to construction.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: The guest rooms are cooled with PTAC units installed in 2003, in like new condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building is not sprinkled.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical power is supplied by a pad mounted transformer delivering 208/120/3 phase power to a 600 amp main cut off switch with 225 amp distribution panels located in the corridor of each bank of four rooms. The switchboard and distribution panels were replaced in 1981. The wiring is original to construction.
- Recommendation: Replace the electrical system, including the main service, branch circuits and lighting.

Communications and Security

- Analysis: The fire alarm system consists of strobes and bells located on the exterior of the building and in the stairwell and corridors. This system is in good condition. There are lighted exit signs in the stairwells and are in good condition. The fire panel emits a radio signal directly to the fire department.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The guest laundry consists of four sets of commercial washers and dryers, installed in 2000 and in good condition. Each guest room has a unit kitchen installed in 1981, in fair condition.
- Recommendation: Replace the unit kitchens.

Site Preparation

Site Earthwork

- Analysis: The site earthwork is properly graded to promote drainage away from the building.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot has adequate spaces for the building. The lot has access to main roads and is adjacent to the building. The parking lot is in fair condition.
- Recommendation: Resurface and stripe parking area.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.



Building 6005
Corridor

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Accessible Staff Toilets**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Break Room**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Dirty / Clean Linen Storage**
Meets majority of Functional Criteria. Renovation not required.

- **Housekeeping Rooms**
Undersized; space is 117 s.f., standard is 256 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Corridors**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Utility Rooms
(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**
Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Extended Stay Rooms**
Extended stay rooms share a bath, a kitchenette and are undersized at 220 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Family Suites**
Family suites have two bedrooms instead of one and are oversized at 720 s.f. Some rooms have showers in lieu of bathtubs.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Bulk Storage**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Laundry Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Corridors**
Does not exist, building has exterior walkways.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Telephone Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Stairs**
Meets majority of Functional Criteria.
Renovation not required.

- **Vending**
Undersized; space is 24 s.f., standard is 100 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Site

- **Community Planning**
The existing Lodging facility is located in close proximity to the main Lodging facility and a majority of the community facilities. Exterior building architecture and material selections blend with the surrounding community and facilities and is in context with regional influences.
- **Force Protection**
Existing Lodging facility siting does consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do meet Lodging standards including grounds and most site amenities. Exterior signage is appropriate and directive. Landscape materials and selections use local materials and practices. Site lighting meets required lighting levels and installation standards and provides a good level of security.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.48%	\$3,640.07
Parking: AC Pavement Damaged or Failing		\$3,640.07
07 Thermal & Moisture Protection	5.26%	\$40,332.75
Built-up Roof: Damaged or Failing		\$40,332.75
08 Doors & Windows	0.99%	\$7,613.91
Exterior Steel Door - Damaged or Failing		\$7,613.91
09 Finishes	25.14%	\$192,654.56
Acoustical Ceiling Tile: Beyond expect useful life		\$4,007.41
Acoustical Ceiling/grid: Does not meet CFSC stand		\$66,316.11
Carpet: Damaged or Failing		\$39,931.33
Floor Tile: Damaged or Failing		\$9,442.24
Vinyl Wall Covering: Damaged or Failing		\$72,957.47
11 Equipment	10.20%	\$78,142.32
Unit Kitchen: Beyond Useful Life		\$78,142.32
13 Special Construction	8.30%	\$63,591.97
Fire Sprinklers: Missing or Inadequate		\$63,591.97
15 Mechanical	16.76%	\$128,418.87
Bath tub: Replace due to remodel		\$35,370.50
Domestic water system: Beyond expected useful life		\$36,277.17
Pipe, sewer or waste: Damaged or failing		\$17,407.65
Sink & vanity: Replace due to remodel		\$17,246.66
Water closet: Replace due to remodel		\$22,116.89
16 Electrical	17.20%	\$131,787.60
Branch Circuits: Beyond Expected Useful Life		\$50,366.10
Fixtures, Incandescent: Missing or inadequate		\$65,225.55
Main service: Beyond expected useful life		\$16,195.95
19 FF&E	15.66%	\$120,000.00
Hard and soft goods: Beyond expected useful life		\$120,000.00
Total Raw Cost	100.00%	\$766,182.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,214.00
Force Protection	9.00%	\$76,231.28
General Conditions	10.00%	\$76,618.20
Total Additional Hard Cost		\$157,063.48

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
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Contingency	10.00%	\$92,324.55
SIOH Conus	6.50%	\$66,012.05
Design	10.00%	\$92,324.55
08 MYr Inflation Fct	9.93%	\$116,568.93
Total Soft Cost		\$367,230.08
Total Project		\$1,290,475.55

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. This cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	2.84%	\$33,477.15
Site Development		\$3,604.07
Site Earthwork		\$29,873.09
03 Concrete	0.58%	\$6,835.50
Stair Construction		\$6,835.50
07 Thermal & Moisture Protection	2.50%	\$29,500.18
Roof Coverings		\$29,500.18
08 Doors & Windows	3.29%	\$38,845.17
Exterior Doors		\$5,733.45
Interior Doors		\$33,111.72
09 Finishes	30.05%	\$354,669.09
Ceiling Finishes		\$64,788.82
Floor Finishes		\$103,697.12
Partitions		\$69,604.30
Wall Finishes		\$116,578.85
10 Specialties	0.22%	\$2,596.37
Fittings		\$2,596.37
11 Equipment	1.10%	\$13,020.00
Other Equipment		\$13,020.00
13 Special Construction	8.15%	\$96,155.96
Communications & Security		\$43,286.15
Sprinklers		\$52,869.80
15 Mechanical	24.51%	\$289,323.00
Cooling Generating Systems		\$127,782.00
Domestic Water Dist		\$63,612.00
Plumbing Fixtures		\$97,929.00
16 Electrical	11.50%	\$135,768.38
Electrical Service & Distribution		\$135,768.38
19 FF&E	15.25%	\$180,000.00
Interior FF&E allowance		\$180,000.00
Total Raw Cost	100.00%	\$1,180,190.79

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$6,491.05
Force Protection	9.00%	\$117,423.08
General Conditions	10.00%	\$118,019.08
Total Additional Hard Cost		\$241,933.21

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$142,212.40
SIOH Conus	6.50%	\$101,681.87
Design	10.00%	\$142,212.40

Building 6005

08 MYr Inflation Fct	9.93%	\$179,557.31
Total Soft Cost		\$565,663.97
Total Project Cost for Renovation		\$1,987,787.97

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.22%	\$81,914.05
Parking Lots		\$28,272.00
Site Earthwork		\$53,642.05
03 Concrete	15.62%	\$302,894.05
Floor Construction		\$177,013.90
Slab on Grade		\$39,683.10
Stair Construction		\$6,835.50
Standard Foundations		\$79,361.55
04 Masonry	5.59%	\$108,491.11
Exterior Walls		\$108,491.11
07 Thermal & Moisture Protection	7.33%	\$142,199.36
Roof Construction		\$44,345.90
Roof Coverings		\$97,853.46
08 Doors & Windows	9.91%	\$192,204.03
Exterior Doors		\$9,137.25
Exterior Windows		\$148,800.00
Interior Doors		\$34,266.78
09 Finishes	14.40%	\$279,376.50
Ceiling Finishes		\$42,548.11
Floor Finishes		\$103,232.70
Partitions		\$74,769.10
Wall Finishes		\$58,826.59
11 Equipment	0.67%	\$13,020.00
Other Equipment		\$13,020.00
13 Special Construction	4.93%	\$95,551.31
Communications & Security		\$43,013.96
Sprinklers		\$52,537.35
15 Mechanical	20.80%	\$403,374.48
Cooling Generating Systems		\$126,978.48
Domestic Water Dist		\$63,612.00
Plumbing Fixtures		\$212,784.00
16 Electrical	7.25%	\$140,648.09
Electrical Service & Distribution		\$138,606.74
Site Lighting		\$2,041.35
19 FF&E	9.28%	\$180,000.00
Interior FF&E allowance		\$180,000.00
Total Raw Cost	100.00%	\$1,939,672.98

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$10,668.20
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$193,967.30
Total Additional Hard Cost		\$204,635.50

Building 6005

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$107,215.42
SIOH Conus	6.50%	\$146,349.05
Design	10.00%	\$214,430.85
08 MYr Inflation Fct	9.93%	\$259,401.77
Total Soft Cost		\$727,397.09
Total Project Cost for Replacement		\$2,871,705.57

INSERT BUILDING 6005 FLOOR PLANS HERE



*Building 6010
525 Leonard Neal Street
Hunter Army Airfield, Ga. 31409*

Building 6010

Building 6010, constructed in 1959, is a 2-story brick facility housing 16 family suites and 2 extended stay guest rooms. This facility is the main Lodging Facility on the installation. Although this facility was renovated in 1981, the building does not meet Lodging size requirements or provide appropriate support spaces. Based on the use of concrete masonry unit interior partitions, this building cannot be reconfigured without significant reconstruction. To renovate Building 6010 to the new standards and configuration will exceed 50% of the replacement cost.

Our recommendation is to remove building 6010 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Hunter Army Airfield Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement and renovation cost models are based on 15 standard stay rooms, 0 extended stay rooms and 8 family suites.
- The renovation plan uses the existing building foot print with the plan reworked to meet current lodging size requirements.
- The replacement and renovation cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.
- All costs are adjusted by the Area Cost Factor of 93% for Hunter Air Field, GA.

Cost Analysis

• Renovation Cost	\$1,762,780
• Replacement Cost	\$3,148,197
• Renovation to Replacement Cost Ratio	55.99%

Because the Renovation to Replacement Cost Ratio is greater than 50.00%, renovation of Building 6010 is not recommended.



Building 6010
Main entrance

Attributes

01.Number of Units Constructed	18
02.Number of Units Used	18
03.Main Lodging Facility	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	2
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	16
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	2
12.Operating as Family Suite	16
13.Renovated to Standard	15
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	5
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	Yes



Building 6010
Typical guest bathroom

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. The soft goods consist of drapes and blinds, a TV and bed. All were installed in 1998 and are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is composed of a perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The foundation is concrete slab on grade and is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor structure is concrete slab on grade for the first floor, and poured in place concrete for the second floor. The floors are original to construction and in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof construction is a low sloped concrete deck original to construction and in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer over concrete block and a concrete post and beam superstructure. The walls, original to construction, are in food condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are a double glazed, high efficiency casement model installed in 2003, and are in like new condition.
- Recommendation: No corrective action required.



Building 6010
Typical guest bedroom

Exterior Doors

- Analysis: The exterior doors are steel doors in steel frames, installed in 1981, and in fair condition.
- Recommendation: Replace the exterior doors.

Roofing

Roof Coverings

- Analysis: The roof covering is a mastic and rolled built up roof system, installed in 1981, and is in poor condition.
- Recommendation: Replace the roof covering.

Interior Construction

Partitions

- Analysis: Partitions are drywall over wood framing, original to construction, and in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors are solid core wood doors in steel frames with electronic locks less than ten years old. The doors are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are concrete and steel with steel handrails, original to construction and in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of vinyl wall covering in the guest rooms and common areas and ceramic tile in the bathrooms. The vinyl wall covering, installed in the last ten years, is in fair condition.
- Recommendation: Replace the vinyl wall covering.

Floor Finishes

- Analysis: The floor finishes consist of carpet in the common areas and guest rooms and ceramic tile in the bathrooms. The carpet was replaced in early 2004 and tile in 1989. The carpet is in new condition and the tile in fair condition.
- Recommendation: Replace the ceramic tile and the carpet. The carpet will be 4 1/2 years old by mid 2008, and is called out for replacement since the Cap Ex Schedule shows a 5 year replacement cycle for carpet.

Ceiling Finishes

- Analysis: Ceiling finishes are suspended acoustic tile and grid in the common areas and guest rooms. The system, installed in the early 1990's, is in fair condition.

- Recommendation: Replace the acoustic tile and grid system in the common areas and remove and replace the acoustic tile in the guest rooms with a textured and painted ceiling to meet CFSC standards.

Conveying

Elevators and Lifts

- Analysis: There are no elevators in this building. They would be required for a building of this size if it were to be replaced.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: The guest bathrooms have a sink and vanity, floor mounted water closet and a shower. The fixtures are in fair condition, but do not meet Army CFSC standards.
- Recommendation: Replace the plumbing fixtures and install a bath tub.

Domestic Water Distribution

- Analysis: Domestic hot water is provided by a fuel oil powered boiler located at the Officers club adjacent to the building. The system was installed in 1981, and is in poor condition. The in-wall piping is original to construction.
- Recommendation: Replace the domestic water piping.

HVAC

Cooling Generating Systems

- Analysis: Heating and cooling is provided by a two pipe system delivering heated water from an oil fired boiler located in the Officers Club adjacent to the building and a dedicated chiller located next to the mechanical room. Heated or chilled water is delivered to fan coil units located in the guest rooms. The system is more than twenty years old and is in poor condition.
- Recommendation: Install PTAC units in the guest rooms.

Fire Protection

Sprinklers

- Analysis: There is no sprinkler system in the building.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical power is supplied by a pad mounted transformer delivering 208/120/3 phase power to a 600 amp main cut off switch with 225 amp distribution panels located in the corridor of each bank of four guest rooms. The switchboard and distribution panels were replaced in 1981. The wiring is original to construction.
- Recommendation: Replace the electrical system, including the main switch, branch circuits and lighting.

Communications and Security

- Analysis: The fire alarm system consists of strobes and bells located on the exterior of the building and in the stairwell and corridors. There are lighted exit signs in the stairwells. The fire panel emits a radio signal directly to the fire department. The system is less than ten years old and is in good condition.
- Recommendation: No corrective action required.

Equipment

Commercial Equipment

- Analysis: In house laundry is done on a shared basis using guest service laundry equipment.
- Recommendation: No corrective action required.

Other Equipment

- Analysis: The guest laundry has four sets of washers and dryers installed in 2000 and in good condition. Each guest room has a unit kitchen installed in 1981 that is in poor condition.
- Recommendation: Replace the unit kitchens in the guest rooms.

Site Preparation

Site Earthwork

- Analysis: The site earthwork is properly graded to promote drainage away from the building.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot has adequate spaces for the building. The lot has access to main roads and is adjacent to the building. The parking lot is in fair condition.
- Recommendation: Resurface and stripe parking area.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.



Building 6010
Lobby

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Accessible Staff Toilets**
Undersized; space is 30 s.f., standard is 100 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Administration Conference Room**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Administration Offices**
Meets majority of Functional Criteria.
Renovation not required.
- **Break Room**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bulk Storage Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Cash Room**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Dirty / Clean Linen Storage**
Exists, is not required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Front Office Manager**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **General Storage Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Office**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Housekeeping Rooms**
Meets majority of Functional Criteria.
Renovation not required.
- **In-House Laundry Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Janitor Closet**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Kitchen Preparation Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Luggage Storage**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Maintenance Area**
Meets majority of Functional Criteria.
Renovatiuon not required.
- **Manager's Office**
Exceeds s.f. requirements; space is 220 s.f., standard is 180 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Receiving**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Receiving Office**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Corridors**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Utility Rooms
(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**
Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Extended Stay Rooms**
Extended stay rooms share a bath, a kitchenette and are undersized at 220 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Family Suites**
Family suites have two bedrooms instead of one and are oversized at 720 s.f. Some rooms have showers in lieu of bathtubs.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Accessible Public Toilets**
Undersized; space is 30 s.f., standard is 100 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bell Cart Station**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Breakfast Bar**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Front Desk**
Meets majority of Functional Criteria.
Renovation not required.
- **Guest Bulk Storage**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Laundry Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Lobby**
Undersized; space is 220 s.f., standard is 300 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Multi Purpose Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Corridors**
Does not exist, building has exterior walkways.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Telephone Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Stairs**
Meets majority of Functional Criteria.
Renovation not required.

- **Vending**
Undersized; space is 24 s.f., standard is 100 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Site

- **Community Planning**
The existing main Lodging facility is located in close proximity to the other Lodging facility and a majority of the community facilities. Exterior building architecture and material selections blend with the surrounding community and facilities and is in context with regional influences.
- **Force Protection**
Existing Lodging facility siting does consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do meet Lodging standards including grounds and most site amenities. Exterior signage is appropriate and directive. Landscape materials and selections use local materials and practices. Site lighting meets required lighting levels and installation standards and provides a good level of security.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.47%	\$3,640.07
Parking: AC Pavement Damaged or Failing		\$3,640.07
07 Thermal & Moisture Protection	5.18%	\$40,332.75
Built-up Roof: Damaged or Failing		\$40,332.75
08 Doors & Windows	0.98%	\$7,613.91
Exterior Steel Door - Damaged or Failing		\$7,613.91
09 Finishes	23.98%	\$186,713.13
Acoustical Ceiling Tile: Beyond expect useful life		\$13,816.54
Acoustical Ceiling/grid: Does not meet CFSC stand		\$52,118.28
Carpet: Damaged or Failing		\$40,555.84
Floor Tile: Damaged or Failing		\$6,521.08
Vinyl Wall Covering: Damaged or Failing		\$73,701.39
11 Equipment	7.53%	\$58,606.74
Unit Kitchen: Beyond Useful Life		\$58,606.74
13 Special Construction	8.17%	\$63,591.97
Fire Sprinklers: Missing or Inadequate		\$63,591.97
15 Mechanical	25.21%	\$196,251.33
Bath tub: Replace due to remodel		\$26,527.88
Domestic water system: Beyond expected useful life		\$37,054.68
Pipe, sewer or waste: Beyond expected useful life		\$17,781.03
PTAC: Missing or inadequate		\$85,365.07
Sink & vanity: Replace due to remodel		\$12,935.00
Water closet: Replace due to remodel		\$16,587.67
16 Electrical	16.93%	\$131,787.60
Branch Circuits: Beyond Expected Useful Life		\$50,366.10
Fixtures, Incandescent: Missing or inadequate		\$65,225.55
Main service: Beyond expected useful life		\$16,195.95
19 FF&E	11.56%	\$90,000.00
Hard and soft goods: Beyond expected useful life		\$90,000.00
Total Raw Cost	100.00%	\$778,538.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,281.96
Force Protection	9.00%	\$77,460.64
General Conditions	10.00%	\$77,853.80
Total Additional Hard Cost		\$159,596.40

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$93,813.44
SIOH Conus	6.50%	\$67,076.61
Design	10.00%	\$93,813.44
08 MYr Inflation Fct	9.93%	\$118,448.80
Total Soft Cost		\$373,152.29
Total Project		\$1,311,286.69

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. This cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	3.41%	\$35,675.26
Site Development		\$3,604.07
Site Earthwork		\$32,071.19
03 Concrete	0.65%	\$6,835.50
Stair Construction		\$6,835.50
07 Thermal & Moisture Protection	2.82%	\$29,500.18
Roof Coverings		\$29,500.18
08 Doors & Windows	3.29%	\$34,416.51
Exterior Doors		\$9,775.23
Interior Doors		\$24,641.28
09 Finishes	29.25%	\$306,139.27
Ceiling Finishes		\$51,480.22
Floor Finishes		\$81,644.19
Partitions		\$74,725.87
Wall Finishes		\$98,288.98
10 Specialties	0.17%	\$1,803.04
Fittings		\$1,803.04
11 Equipment	4.00%	\$41,882.09
Commercial Equipment		\$14,066.25
Other Equipment		\$27,815.84
13 Special Construction	9.19%	\$96,155.96
Communications & Security		\$43,286.15
Sprinklers		\$52,869.80
15 Mechanical	23.26%	\$243,422.85
Cooling Generating Systems		\$127,782.00
Domestic Water Dist		\$48,546.00
Plumbing Fixtures		\$67,094.85
16 Electrical	12.97%	\$135,768.38
Electrical Service & Distribution		\$135,768.38
19 FF&E	10.99%	\$115,000.00
Interior FF&E allowance		\$115,000.00
Total Raw Cost	100.00%	\$1,046,599.01

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,756.29
Force Protection	9.00%	\$104,131.37
General Conditions	10.00%	\$104,659.90
Total Additional Hard Cost		\$214,547.56

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$126,114.66
SIOH Conus	6.50%	\$90,171.98

Building 6010

Design	10.00%	\$126,114.66
08 MYr Inflation Fct	9.93%	\$159,232.30
Total Soft Cost		\$501,633.60
Total Project Cost for Renovation		\$1,762,780.18

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.59%	\$76,369.16
Parking Lots		\$18,376.80
Site Earthwork		\$57,992.36
03 Concrete	15.33%	\$325,917.82
Floor Construction		\$190,370.32
Slab on Grade		\$42,905.55
Stair Construction		\$6,835.50
Standard Foundations		\$85,806.45
04 Masonry	5.43%	\$115,363.85
Exterior Walls		\$115,363.85
07 Thermal & Moisture Protection	7.24%	\$154,033.11
Roof Construction		\$48,286.12
Roof Coverings		\$105,746.99
08 Doors & Windows	7.61%	\$161,735.37
Exterior Doors		\$13,179.03
Exterior Windows		\$122,760.00
Interior Doors		\$25,796.34
09 Finishes	19.36%	\$411,696.23
Ceiling Finishes		\$137,555.38
Floor Finishes		\$132,763.18
Partitions		\$82,074.91
Wall Finishes		\$59,302.75
11 Equipment	1.97%	\$41,882.09
Commercial Equipment		\$14,066.25
Other Equipment		\$27,815.84
13 Special Construction	4.86%	\$103,310.97
Communications & Security		\$46,507.10
Sprinklers		\$56,803.87
14 Conveying Systems	4.70%	\$99,882.00
Elevators and Lifts		\$99,882.00
15 Mechanical	17.30%	\$367,786.17
Cooling Generating Systems		\$137,290.32
Domestic Water Dist		\$48,546.00
Plumbing Fixtures		\$181,949.85
16 Electrical	7.22%	\$153,450.47
Electrical Service & Distribution		\$151,409.12
Site Lighting		\$2,041.35
19 FF&E	5.41%	\$115,000.00
Interior FF&E allowance		\$115,000.00
Total Raw Cost	100.00%	\$2,126,427.22

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
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Building 6010

Spirit	0.50%	\$11,695.35
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$212,642.72
Total Additional Hard Cost		\$224,338.07

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$117,538.26
SIOH Conus	6.50%	\$160,439.73
Design	10.00%	\$235,076.53
08 MYr Inflation Fct	9.93%	\$284,377.31
Total Soft Cost		\$797,431.83

Total Project Cost for Replacement		\$3,148,197.12
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INSERT BUILDING 6010 FLOOR PLANS HERE

Army Lodging Wellness Recommendation

Appendix

ROOM / SPACE	2-4 Units	5-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Lodging Facility on Install. Only	Note
	Note: Space requirements based on number of units in building for all non-Main Lodging Facility requirements, and number of units on the installation for Main Lodging Facility Requirements											
Public Areas												
Exterior Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Vestibule	30	30	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	200-300	200-300	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	1 station / 100 s.f.	1 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	3 station / 250 s.f.	3 station / 250 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station			2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	200	200	550	550	550	550	550	550	750	1000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators at New Buildings			1 @ 64 s.f. at new buildings.	1 @ 64 s.f. 50-99 rooms 2 @ 64 s.f. 100-149 rooms	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	3 @ 64 s.f. each	3 @ 64 s.f. each		
Passenger Elevators at Existing Elevators				1 @ 64 s.f. for 100-149 rooms Or if required by code or is 3 stories or more	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	3 @ 64 s.f. each	3 @ 64 s.f. each		Existing buildings that exceed requirements, do not remove elevators
Stairs		Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area			2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility
Vending - Full Service			1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 30 s.f.	1 per building / 30 s.f.	1 per building / 30 s.f.	30	30	30-45	45-60	60-90	90-120	120+		1 for every other floor to support up to 200 units / 30 s.f. each
Women - Lobby	55 Unisex Toilet	55	100	200	200	260	260	315	315	350	X	
Men - Lobby		55	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm			250	250	250	250	250	250	250	250	X	
Study Rooms			See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities
Guest Laundries	75	75	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms		At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage		See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.
Guest Rooms												
Guest Room - Standard	300	300	300	300	300	300	300	300	300			
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300	300			
Guest Room - Suites	450	450	450	450	450	450	450	450	450			

ROOM / SPACE	2-4 Units	5-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Lodging Facility on Install. Only	Note
	Note: Space requirements based on number of units in building for all non-Main Lodging Facility requirements, and number of units on the installation for Main Lodging Facility Requirements											
Back-of-House Areas												
Manager's Office	180	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	0	0	0	0 50-99 units 120 100-149 units	120	120	120	120	120	120	X	
Front Office Mgr.			100	100	100	100	100	100	100	100	X	
Admin. Offices		1 space / 100-125 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room			50	75	75	100	100	125	125	150	X	
Luggage Storage	0	0	0	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.			250	250	250	350	350	350	350	350	X	
Housekeeping Off.			120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	Incorporated in Housekeep.	Incorporated in Housekeep.	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	Guest Laundry used for this function	Guest Laundry used for this function	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f
Receiving Office			75	75	75	75	75	75	75	75	X	
Maintenance Area			100	175	175	250	250	400	400	600	X	
Kitchen Prep Room			150	150	150	150	150	150	150	150	X	Needed at secondary facility, if it is a remote location.
Break Room			140	210	210	280	280	350	350	420		
Staff Toilet - Men				200	100	100	100	150	150	200		
Staff Toilet - Women			100	100	100	150	150	200	200	250		
Access Corridor			**	**	**	**	**	**	**	**		
Receiving		75	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator at New Buildings			80	80	80	80	80	80	80	80		
Service Elevator at Existing Buildings					80	80	80	80	80	80		
Data/Commo Rm.	20	50	100	100	100	150	150	150	150	150		
Switch Closets	Incorporated in Data/Com *	Incorporated in Data/Com *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	Incorporated in Housekeep.	Incorporated in Housekeep.	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	100	100	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	Incorporated in General Stor.	Incorporated in General Stor.	500	500	500	500	500	500	500	500	X	
Electrical Room	Incorporated in Data/Com *	50 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.			84	84	84	84	84	84	84	84		
EXTERIOR												
Playground (Outdoor)											X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	400	X	

* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

** Corridors to be determined based on building layout.

Note a 1 bedroom unit, will only include a vestibule of 30 s.f., guest laundry of 75 s.f., and a housekeeping room of 75 s.f.